

Environmental Conservation Zone

FACT SHEET



The MidCoast is rich in natural treasures, from stunning beaches and sea-cliffs, the peaks of the Great Dividing Range, pristine lakes and estuaries to unique and diverse plants and wildlife.

Protection of our natural environment has been identified as one of five core values in the MidCoast Community Strategic Plan. In recognition of this, placing the region's biodiversity and ecological health at the forefront of our planning practices is crucial.

Everyone has a role to play in protecting our environment and Council is committed to leading the way through the Biodiversity Framework that provides a roadmap for the management and protection of our biodiversity. The MidCoast Local Environmental Plan supports this commitment by providing one set of clear, consistent planning rules that address the competing needs of development and conservation across the MidCoast.

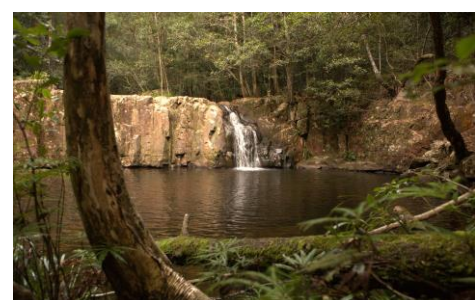
ZONING IN ON ENVIRONMENT

Environmental zones aim to protect our environment

Due to the desirable lifestyle our region offers, we will continue to experience pressures to rezone and intensify development in our rural areas, which are home to many of the natural features that our region is renowned for.

Environmental zones protect land that have important environmental values identified.

The Environmental Conservation zone is used to protect, manage, and restore areas of high ecological, scientific, cultural, or aesthetic values. It will be applied to littoral rainforests, coastal wetlands, endangered ecological communities, biodiversity conservation areas, and environmental areas legally required to be restored and protected.



Key changes to the Environmental Conservation zone

Some lands will change from a rural to an environmental zone. This has been proposed to protect important natural features and resources from potentially damaging land use activities.

Careful consideration has been given when placing land in an Environmental Conservation zone and proposed changes are supported by robust data, legislation, state and regional planning policies and regional strategies.



What uses are proposed in the Environmental Conservation zone?

This zone caters for low intensity uses and protects and enhances environmental functions. While most uses require a development application to be lodged, some can be undertaken without needing to contact us.

Permitted without a development application

Environmental protection works

May be permitted through a development application process

Bee keeping; Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Flood mitigation works; Jetties; Oyster aquaculture; Recreation areas; Research stations; Roads; Sewerage systems; Water supply systems

Prohibited

Business premises; Forestry; Hotel or motel accommodation; Industries; Local distribution premises; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Sewerage systems; Tank-based aquaculture; Warehouse or distribution centres; Any other development not listed above.

What do these uses mean?

These uses are defined by the NSW Government and are available to view in the LEP Dictionary available on Councils website at midcoast.nsw.gov.au/LEP



We're zoning in on our future by reviewing the zones used across the MidCoast to develop a clear, consistent planning framework.

Make sure you know what's proposed for your zone and have your say online before 14 July 2024.